



O'MALLEY
PROPERTY

O'MALLEY

23 Buchan Park
Alloa, FK10 2AE

omalleyproperty.com
01259212337



Description

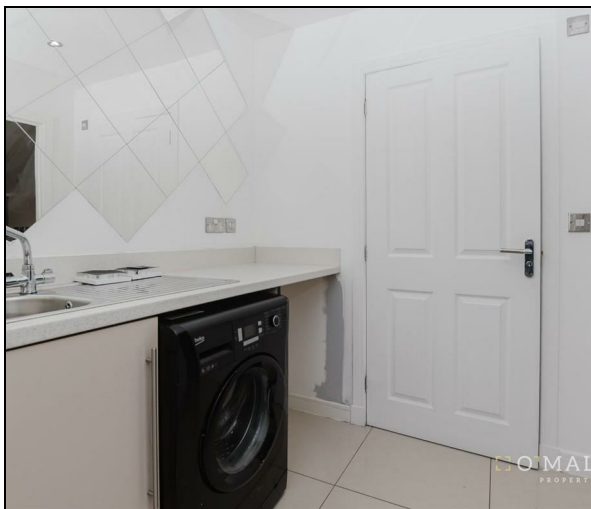
O'Malley Property are proud to present to the market this impressive family home, ideally located within the sought after Buchan Park estate.

This family home offers a fantastic blank canvas, ready for its new owners to make their own.

Upon entering, you are welcomed by a bright, front-facing lounge featuring large windows that flood the space with natural light and provide ample room for free-standing furniture. To the rear lies a spacious kitchen/diner, complete with a range of wall and base units, complementary worktops, and integrated appliances. There is generous space for a dining table and chairs, making it ideal for family living and entertaining. The adjoining utility room offers additional storage, space for free-standing appliances, and provides direct access to the convenient downstairs W.C.

Upstairs, the property comprises four well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while bedrooms two and three feature built-in storage solutions. Bedroom four offers versatile accommodation, perfect as a guest room, nursery, or home office. The home is completed by a family bathroom, fitted with a bath, overhead shower, W.C., and wash hand basin.

Externally, the property benefits from a private front driveway and single garage. To the rear, there are fantastic views and a mainly lawned garden, complemented by a raised decked area.



“Spacious Property”

Location

Buchan Park is a highly sought after location, due to the proximity to local amenities including desirable schools and transport links available to the whole of central Scotland. Local shops, parks and leisure facilities are within easy reach of the property. The quiet neighbourhood provides a safe environment for family living and will appeal to many types of buyers.

Lounge

17'1" x 12'4"

Kitchen/Diner

18'4" x 10'2"

Utility

5'10" x 5'10"

W/C

5'10" x 3'7"

Master Bedroom

16'2" x 8'7"

En-Suite

7'2" x 3'6"

Bedroom 2

15'10" x 15'1"

Bedroom 3

11'6" x 8'0"

Bedroom 4

10'5" x 8'7"

Bathroom

7'2" x 5'6"

Home Report

The home report is available upon request. Contact our team today.

Fixtures & Fittings

All carpets, floor coverings, light fitting, blinds, integrated appliances and free standing washing machine are included in the sale.

Misdescription Act

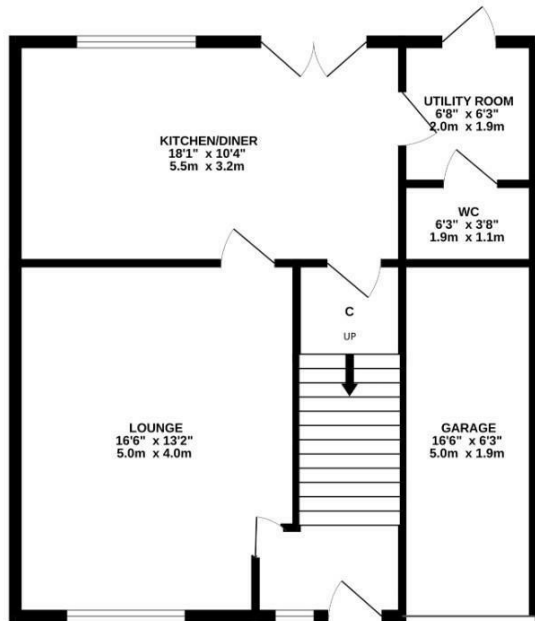
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



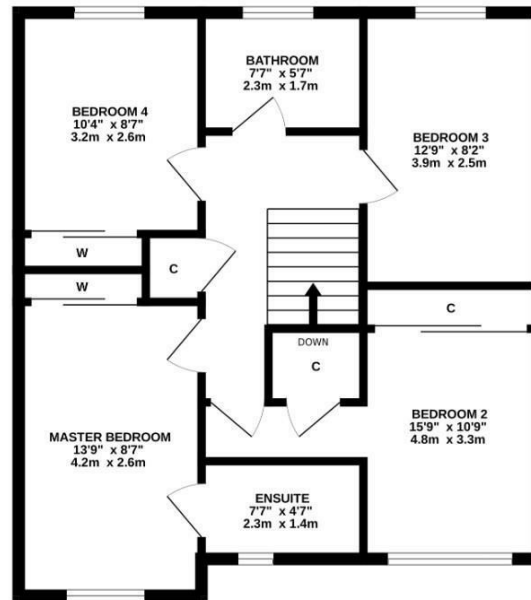
Offers Over £314,995

Viewing 9am - 9pm 7 days a week

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Property Misdescriptions Act 1991.
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.